



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 15-109, Version: 1

DEVELOPMENT BUSINESS - *Bryan K. Schafer, Planning and Community Development Director*

GRANTING FINAL PLAT APPROVAL TO SUBDIVIDE 3.05 ACRES INTO 20 DETACHED SINGLE FAMILY LOTS AND ONE OUTLOT TO BE KNOWN AS THE LAKES OF RADISSON SIXTY-FIRST ADDITION AT EDISON STREET/ALAMO STREET NE. CENTRA HOMES, LLC. (CASE FILE NO. 15-0037/SLK)

City Council (Final Plat)

06/18/2015

The Lakes of Radisson 61st Addition consists of subdividing a 3.04 acre outlot into a subdivision with 20 dwelling units. The final plat also includes one outlot for a private drive. This is the second and final phase of the detached townhome project being built by Centra Homes. 28 lots were in the first phase for a total of 48 homes. All the onsite improvements are private and association maintained. The development standards for the homes were established by Conditional Use Permit (CUP) in 2013 when the project was initially approved.

Engineering Items

A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.

The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding.

Coon Creek Watershed District permit is required prior to the City approving plans.

The developer shall process a Letter of Map Change with FEMA prior to issuance of building permits within the unnumbered A-Zone on the FEMA flood map. Developer shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents and to provide those documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.

The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. The water main must be connected to the existing main on the west side of the development and not into Edison Street. The Developer will be responsible for the maintenance of the infiltration basins for a period of three (3) years after they are constructed to insure that the basins are functioning correctly.

Plans and specifications must be approved by the City prior to start of construction. All streets shall be constructed to City Standards for width based on parking configuration.

Private streets or alley can be constructed to a minimum of 22 feet in width if signed “No Parking”. Private 24-foot wide streets can be parked on one side provided “NO PARKING FIRE LANE” signs are posted every 75 feet on the opposite side of the drive.

Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.

Developer to require homeowner’s associations to be responsible for maintenance and upkeep of all utilities, streets, storm drainage improvements, and landscape improvements in the development. Developer shall provide documentation to the homeowner’s association, with copies to the City, about maintenance procedures for the improvements.

Developer to install grouped mailboxes with design and locations approved by City and US Postal Service.

Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.

All development signage by separate review.

No park dedication is due since this parcel was covered by the Lakes Master Park Agreement.

The final plat is consistent with the approved preliminary plat, Resolution No. 13-069. With this plat 2,687 lots (homes) will have been platted in The Lakes of Radisson development.

By motion, approve the Resolution.

Zoning and Location Map
Final Plat

WHEREAS, an application has been filed by Centra Homes, LLC as subdivision Case No. 15-0037; and

WHEREAS, said case involves the division of land in Anoka County, Minnesota, described as follows:

OUTLOT B, THE LAKES OF RADISSON FIFTY-FIFTH ADDITION, ANOKA COUNTY, MINNESOTA.

WHEREAS, the Blaine City Council granted preliminary plat approval on May 2, 2013, subject to the stipulations as contained in Blaine City Council Resolution No. 13-069; and

WHEREAS, the applicant has submitted a final plat in general conformance with the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine that final plat approval for The Lakes of Radisson Sixty-First Addition per Section 74-43 of the subdivision regulations is hereby granted subject to the following conditions:

1. Park dedication for this plat has been previously addressed through the agreement for credit and payment as outlined in the approved *Park Development Agreement* and based on the platting of up to 3,300 housing units and 11 acres of commercial/retail.
2. The size of site being graded requires a National Pollutant Discharge Elimination System (NPDES) permit from Minnesota Pollution Control Agency.
3. A development plan must be submitted for City approval prior to issuance of the first building permit. The development plan must indicate that all structures will be protected from flooding. A rough grading and sediment control plan must be submitted for City approval prior to work being performed on site. Erosion control and tree preservation details shall be included on the grading plan. Lot grading to be consistent with Lakes Water Management Plan.
4. Coon Creek Watershed District permit is required prior to the approval of grading.
5. The developer shall process a Letter of Map Amendment with FEMA and shall provide all FEMA paperwork and structure as-built surveys to homeowners at time of lot closing. Developer is responsible for following through with FEMA as necessary to receive final FEMA documents removing the structure from the flood plain and to provide those

documents to the homeowners, and to record the final documents on the certificate of title for each parcel in the development.

6. As-built surveys will be required to verify structure elevations and lot grading for each structure constructed.
7. The developer will be responsible for installation of sanitary sewer, water main, storm drainage improvements, streets with concrete curb and gutter, streetlights, mailboxes, sidewalks, traffic control signs, street signs, and all appurtenant items. The water main must be connected to the existing main on the west side of the development and not into Edison Street. The Developer will be responsible for the maintenance of the infiltration basins for a period of three (3) years after they are constructed. Plans and specifications must be approved by the City prior to start of construction.
8. All Private streets or alley can be constructed to a minimum of 22 feet in width if signed "No Parking". Private 24-foot wide streets can be parked on one side provided "NO PARKING FIRE LANE" signs are posted every 75 feet on the opposite side of the drive.
9. Standard utility and drainage easements must be dedicated along all lot lines and over drainage ditches, ponds, delineated wetlands, and storm water detention basins. Existing easements on underlying properties must be vacated before the plat is recorded. Developer to provide access to existing power lines in plat. The Developer is to provide access for maintenance of storm water detention basins. Restrictions will be placed on lots as needed to limit fences and landscaping to insure access.
10. Developer to require homeowner's associations to be responsible for maintenance and upkeep of all utilities, streets, storm drainage improvements, driveways and landscape improvements in the development. Developer shall provide documentation to the homeowner's association, with copies to the City, about maintenance procedures for the improvements.
11. Developer to install grouped mailboxes with design and locations approved by City and US Postal Service. Maintenance of the mailboxes to be the responsibility of the homeowner's association.
12. Standard water and sanitary sewer access charges (WAC & SAC) become due with each building permit at the rate established at the time the building permit is issued.
13. All development signage by separate review.
14. Landscaping for Lakes of Radisson 61st Addition common areas and along the streets to be completed as shown on the approved Site Plan.
15. The Mayor, City Clerk and City Manager are hereby authorized to execute any and all necessary documents, agreement and releases related to the approval, recording or administration of The Lakes of Radisson Sixty-First Addition plat.

PASSED by the City Council of the City of Blaine this 18th day of June, 2015.